

An aerial photograph of a suburban area, showing residential streets, houses, and some commercial buildings. A large, semi-transparent crosshair graphic is overlaid on the image, with the vertical line extending from the top to the bottom and the horizontal line extending from the left to the right. The text "Municipal Growth Element" is centered over the intersection of the crosshair.

Municipal Growth Element

Municipal Growth Element

Introduction

The Municipal Growth Element (MGE) is one of two new elements in the Chestertown Comprehensive Plan developed specifically to meet the requirements of Maryland House Bill 1141. The MGE describes where Chestertown intends to grow, both within and outside its existing corporate limits. In combination with other elements of the Comprehensive Plan it also discusses how the Town intends to address services, infrastructure, and environmental protection needs within the designated Growth Area.

In order for land annexed after September 2006 to qualify for State assistance as a Priority Funding Area (PFA), the MGE must contain an analysis of land capacity available for development, including infill and redevelopment. The Town must develop and share with other planning agencies (State/County) an "Annexation Plan" consistent with the MGE. The MGE provides Town officials with a better understanding of the impacts of growth, and affords a framework for establishing land use and growth management policies going forward.

Future growth in the County and Chestertown will require multi-jurisdictional strategies to address such issues as school capacity, demands on emergency services, public infrastructure and transportation facilities.

The Municipal Growth Element for the Chestertown Comprehensive Plan presents land consumption analysis and impacts on public facilities that will be due to the expected population increase from 4,899 (MDP estimate in July, 2007) to between 6,400 and 7600 residents by 2030. This increase in population is expected to have a substantial effect on the development pattern within the current Town boundaries and those areas designated as growth areas. As the population and housing units increase, there will also be growth in demand for increased services and facilities. Greater demands for Water supply and wastewater treatment facilities will require increases in water supply and waste treatment capacity. Pressures on the County school system will be created. Open spaces will need to be created either by municipal purchase or as a result of dedication through approval of development plans. Municipal services to accommodate the increase in population will have to be funded by the Town or other sources.

Growth Trends and Patterns

Chestertown was established as the county seat of Kent County in 1706. It became one of the most important towns in the Chesapeake region during the Eighteenth Century and was an official port of entry for the Province of Maryland. A number of publications and surveys exist on the Town's architecture and history.

The need to protect and conserve Chestertown's historic resources is a fundamental, underlying concept to managing the current and future growth of the Town. Chestertown's character is shaped by its history, its architecture and its pattern of growth over the centuries. Much attention and effort have been devoted to ensuring that current and future growth decisions reflect sensitivity to the need for compatible scale and character, particularly within the Town's designated Historic District, within the National Register of Historic Places District and in areas in general proximity to these two districts. The population of Chestertown was modest through early and middle 1900's hovering between 3000 and 3,500 residents and showing only modest population increases and periodically modest declines throughout most of the 20th Century. Since 1980, new development activity, in the form of recently constructed residential communities and plans for new development, show substantial increases in growth trends. As shown in Table 1, the Town's population grew from 3,300 residents in 1980 to 4,746 by 2000; a 40% increase over the 20 year period.

Table 1: Chestertown Population Growth Trends 1980-2000						
1980	Change 1980-1990	% change 1980-1990	1990	Change 1990-2000	% change 1990-2000	2000
3,300	705	21.4%	4,005	741	18.5%	4,746

Source: US Census Bureau

Projected Growth

Population projections to the year 2030 are provided in Table 2. Projections to the year 2020 are consistent with those prepared for the 2004 Comprehensive Plan contained in Appendix A to that Plan. This Plan element provides population projections to the year 2030 to reflect potential growth scenarios extended an additional 10 years beyond the previous projections.

Table 2: Population Projections for Chestertown 2010-2030							
Year	2000	Change/%	2010	Change/%	2020	Change/%	2030
Slow Growth	4,746	569 / 12%	5,315	584 / 11%	5,899	590 / 10%	6,488
Medium Growth		712 / 15%	5,458	764 / 14%	6,222	809 / 13%	7,031
"Rapid" Growth		854 / 18%	5,600	952 / 17%	6,552	1,048 / 16%	7,600

Source: 2004 Chestertown Comprehensive Plan (Appendix A) and URS Corporation, 2009

Note: "Rapid" Growth reflects percentages of growth equivalent to trends manifest from 1980-2000

These population projections may be high given more recent trends. MDP estimated the population for Chestertown to be 4,899 in July 2007. This reflects a modest 3.3% increase for the seven year period between 2000 and 2007.

Previous Town Development Capacity Assessments.

Two past efforts to assess infill development capacity for the Town of Chestertown have preceded the preparation of this plan element. Their methodologies and assumptions varied as well as their results. Nevertheless, they are instructive and provide a basis for comparison of results with estimates for development capacity provided in later sections of this plan element.

2004 Preliminary State Development Capacity Analysis

The Town with the assistance of the Maryland Department of Planning (MDP) has examined prospects for future growth through development or redevelopment of lands currently located within the Town's corporate limits. This assessment took the form of a Development Capacity Analysis prepared in July, 2004 that evaluated the number of vacant parcels currently located in the Town that might be subject to infill development in future years. This was a "first of its kind" analysis that served as a model for use by other communities to guide their efforts to conduct similar evaluations of development capacity and was published by MDP in a report of the Development Capacity Task Force appointed by then Governor Ehrlich. This involved collecting, integrating and interpreting data to make it "fit" MDP's growth simulation model. MDP ran the growth model with default assumptions and current Town zoning to obtain preliminary results.

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004). These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July 2004 report (the full report is available at: http://www.mdp.state.md.us/develop_cap.htm).

Chestertown served as a model by the Development Capacity Task Force in developing the methodology used by the State to estimate development capacity within a Town. Key sources of information or variables utilized to estimate development capacity in the State's model included:

- MdProperty View, a geo-referenced database for every parcel of land in the Town.
- Maps of zoning districts (a guide to where and what type of future development is allowed).
- Maximum density allowed in each zoning category.
- Expected zoning yield (actual achieved density of development in each zoning district).
- Mix of land uses in "mixed use" zoning districts.
- In the absence of better information, an estimate of a 75% yield rate (i.e., 25% reduction from the permitted density) is used.

This analysis produced estimates of the number of dwelling units that may be constructed by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land within the current Town corporate limits to accommodate future growth. The results from use of this model are shown in Table 3. The State's initial analysis indicated that approximately 94 parcels, totaling 369 acres were vacant or underutilized at that time and could support future development of 1,185 residential units within the Town's corporate limits.

Table 3: 2004 MDP Development Capacity Calculation for Chestertown				
Result	Process	Acres	Number of Parcels	Capacity (number of units)
Total Acres in Parcels and Lots		1405 acres	1,674	
	Subtract land zoned for non-residential use (commercial, Industrial)	384 acres	285	
Residential or Mixed-Use zoned acres		1,021 acres	1,389	
	Subtract Tax Exempt Land (Tax exempt code parcels)	216 acres	101	
	Subtract Protected Lands (Easements, wetlands, HOA lands)	8 acres	13	
	Subtract built-out areas	428 acres	1,181	
Acres and Parcels with Capacity	Total Town-wide Capacity Inside Town PFA	369 acres	94	1185
Subsets of the Analysis of Interest (these are not additive)				
Acres and parcels with Capacity	Improved parcels (>\$ 10,000). less than 5 acres	15 acres	12	31
Acres and parcels associated with small parcels	Parcels <2 acres in size (improved or unimproved)	54 acres	82	103
Acres and parcels associated with larger, undeveloped lands (includes mixed use)	Includes unimproved parcels, greater than 2 acres with capacity and improved parcels greater than 5 acres with capacity.	311 acres	10	1070

Source: Maryland Development Capacity task Force, Final Report, July 2004

Note: Table reflects estimate of buildout within the Town's corporate limits and does not include any potential annexations.

The Maryland Department of Planning notes that this methodology has limitations in projecting future infill development potential and suggests additional considerations that may modify results of this analysis. They include:

- Where jurisdictions have superior parcel data, such as a parcel polygon GIS file, they are encouraged to use it in their development capacity analysis.
- Yield is often less than the allowable density of a zoning district, since it accounts for land that is needed to build roads, on-site environmental features (steep slope, wetlands, etc.), market conditions, or other considerations when development projects are actually approved.
- Local governments should examine factors that prevent developments from obtaining a zoning yield of 100% of allowable density per zoning district.
- Some jurisdictions may want to consider several estimates of yields and other inputs to the analysis to produce a range of capacity estimates given certain conditions (development scenarios).
- Often in local jurisdictions there are plans, policies or trends that are not captured in empirical GIS data but are nonetheless valuable to any capacity analysis. This local planning expertise should be integrated into analysis by adjusting key inputs, such as zoning yield, sewer service assumptions, protected lands status, etc.

2004 Comprehensive Plan General Build-out Estimate

Page 38 of the Town's current comprehensive plan noted that the Chestertown vacant land inventory disclosed four agricultural parcels within Town that could be rezoned to residential use and 159 parcels that have one of Chestertown's existing residential zoning classifications applied. It further noted that 74 of the 159 parcels are smaller than the minimum lot size prescribed by the zoning classification in which they are located. Based on The 159 in-town vacant residential parcels could theoretically yield 462 single family homes or a combination of single family homes and multifamily dwelling units, including townhomes, totaling 1441. The wide variation in yield can be attributed to the location of a number of parcels in Residential zone districts that provide a range of permitted densities depending on the form of development proposed. (See discussion on page 38 of the Chestertown Comprehensive Plan).

This information, together with general guidance provided by Town staff noting actual construction yields were typically 50% of the theoretical permitted maximum density, indicated that actual build-out of vacant parcels would more likely result in between 268 single family residential units and a combination of single family and multifamily dwellings numbering 757. These figures assumed that ½ of the 74 parcels which were non-conforming in size might be granted variances resulting in 37 units on these parcels.

Comparison of these two methods used in 2004, to estimate build-out or conduct a development capacity analysis, underscore the fact that the specific assumptions used in any methodology to drive estimates of build-out can provide very different results.

Infill Development Capacity Analysis

Given the import of the methodology and assumptions selected in estimating development capacity, the following approach was selected to estimate likely future infill

development in Chestertown. The approach begins with identifying 25 key vacant parcels of a size that could support infill development, assigning the specific zone classifications to each parcel and calculating expected residential development capacity for each parcel. Selected parcels are shown on Map 1. Results from this parcel by parcel analysis, shown in table 4, were based on meetings with Town staff to ascertain any specific knowledge they might have regarding prospective development of any of the parcels evaluated. In many cases, the permitted number of residential units was modified to a “forecast” number of units based on this local knowledge and specific assumptions which are noted in the table which established the results of this analysis. Parcels zoned for Commercial or Industrial development were not included in this analysis although they are shown in the table since their future development will place demand on Town Sewer and Water systems capacity. Seven parcels totaling 46.5 acres zoned for Commercial or Industrial use were subtracted from the total to isolate those parcels expected to yield only residential infill development at build-out within the Town's current corporate limits

Results of this analysis indicate that development of these key parcels could result in 880 residential units. Lots or properties that exhibited limited or no development potential that were not included in the analysis of key available parcels for development, were then added to this estimate. Assuming infill development on these smaller parcels may yield an additional 110 residential units over time, a total of 990 future residential units are projected to be built within the current corporate boundaries of the Town. (See table 4) This figure, though somewhat lower, compares favorably with the results provided by the initial Development Capacity Analysis provided by Maryland Department of State Planning in 2004.

Utilizing the 2000 census figure of 1.98 persons per household, the current corporate limits can support an estimated population of 1,961 new residents at build-out. When added to the estimated current population of 4,899 residents (July, 2007 MDP estimate) a total population of some 6,860 residents could be supported within the Town as presently configured.

Given the alternative population projections shown in Table 2 this suggests that soon after the year 2020, the Town may be unable to contain the population projected under the sustained or “rapid” rate of growth scenario in its current boundaries.

A similar conclusion was drawn from the 2004 build-out estimate located in the Land Use Plan element of the Town's Plan (see page 39 of the Plan). Analysis, at that time, concluded the following:

“If the recent “rapid growth” trend continues, as we expect, our available inventory of residential development lands may be consumed between 2010 and 2015. Accordingly, it is appropriate for the Town of Chestertown to embark on a careful and measured program of annexation to ensure an adequate supply of land for growth and development in concert with the growth management principles and Smart Growth visions this Plan is based upon”. Priorities for annexation should be determined cooperatively between the Planning Commission and Mayor and Council, ensuring that adequate public facilities are available to support new development as it is proposed. Developers must pay for the capacities they use or expansions that will be necessary”.

Table 4: Town of Chestertown vacant lands infill development analysis

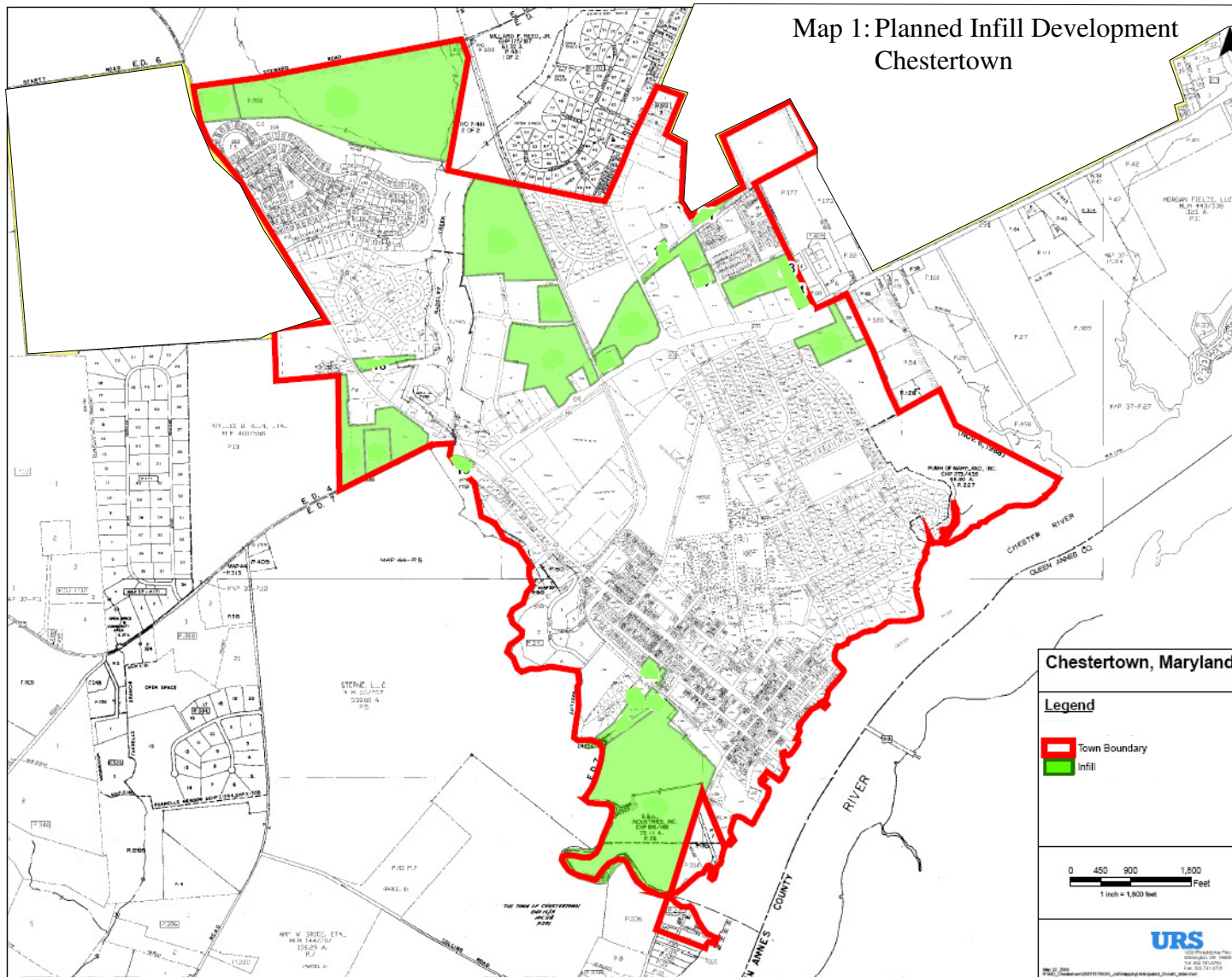
<u>Address</u>					Forecast	
<u>Site</u>				Permitted	<u>Residential</u>	
<u>No.</u>		<u>Acres</u>	<u>Zoning</u>	<u>Units/Acre</u>	<u>EDU's/Zoning</u>	<u>units</u>
1	Flatland Rd	9.190	R-2	4	36	30
2	329 Flatland Rd	87.340	R-2	4	349	138*
3	Talbot Blvd	37.235	LI-1	Assumes R-4 Zoning		200*
4	201 Talbot Blvd	22.850	LI-1	211,511 building square feet		
5	Morgnec Road	13.029	LI-1	120,603 building square feet		
6	Morgnec Road	2.155	LI-1	19,948 building square feet		
7	900 High Street	15.670	R-4	12	188	56
8	406 S. Cross	70.080	R-4	12	840	260*
9	207 Radcliffe Drive	5.710	R-4	12	68	26*
10	424 Cannon Street	1.620	R-5	12	19	14
11	300 S. Mill Street	0.500	R-4	12	6	2
12	302 S. Mill Street	0.500	R-4	12	6	2
13	501 Morgnec Rd	3.990	R-2	4	15.96	13
14	125 Haacke	9.000	R-4	12	108	50*
15	150 Haacke	2.210	R-4	12	26	19
16	125 Scheeler	2.797	C-1	25,890 building square feet		
17	Haacke Drive	0.900	C-1	9,801 building square feet		
18	140 Scheeler	0.769	C-1	8,374 building square feet		
19	Flatland Rd	2.770	R-4	12	33	12
20	859 High Street	3.100	C-1/LI-2	Proposed Mixed-Use		20*
21	954 High Street	6.020	R-4	12	72	20
22	200 Scheeler Rd	4.000	C-1	37,026 building square feet		
23	410 Morgnec Rd	1.025	R-4	12	12	6
24	Jimstown Circle	1.400	R-4	12	16	6
25	Jimstown Circle	<u>1.320</u>	R-4	12	15	6
Total		305.180 (258.7 acres forecast for residential use)				880
		Potential units on smaller parcels not included in 25 larger sites				110
		Total Residential Units (subset of 1,430 EDU's)				990

Source: Parcel evaluations by Town Staff and URS Corporation, 2009

* denotes figure provided by Town Manager or staff for projects based on concept plans or approvals in process

Notes concerning assumptions:

1. Forecast residential units column reflects 15% reduction of permitted zoning densities for roads and infrastructure in R-2 district.
2. Forecast residential units column reflects 25% reduction of permitted zoning densities for roads and infrastructure in R-4 district.
3. Forecast edu's (column I) for Stepney Farm (#8) reflects 69% reduction of permitted zoning densities for roads and infrastructure and Critical Area buffer
4. Forecast edu's (column I) for non-residential parcels (zoned C-1, LI-1, and LI-2) reflects 15% reduction in lot area for subdivision when parcels are over 2 acres in size and building square feet not exceeding 25% of lot area due to parking, loading, drives and landscaping requirements
5. Estimated demand in GPD's for non-residential uses will be based on estimated building square feet shown utilizing .1 gallon per square foot, but are not included in Table 4.



Impact on Public Facilities

Population growth will have impacts on public services and facilities provided by the Town. Population growth in Chestertown will, in some cases, also impact services and facilities provided by Kent County. The following table summarizes the estimated potential impacts on public facilities and services (Town and County) associated with Town growth. Infill and redevelopment within Chestertown will result in the potential for an additional 990 residential units. The impacts of potential “in-town” growth at build-out for Chestertown are summarized in Table 5.

Table 5: Potential Impacts of “In-Town” Residential Growth on Public Facilities & Services *		
Classification and standard used		Infill/Redevelopment Areas
Total Dwelling Units		990
Population (@ 1.98 per unit)		1,961
Sewer (gallons per day) GPD (250 per dwelling unit)		247,500 (329, 151 including Commercial and Industrial Development)
Water (gallons per day) GPD (250 per dwelling unit)		247,500 (329,151 including Commercial and Industrial Development)
School (new students) (.476 per dwelling unit)		472
	-High School (.154 per dwelling unit)	153
	-Middle School (.107 per dwelling unit)	106
	-Elementary School (.215 per dwelling unit)	213
Library (gross floor area) GFA (.25 sf per unit)		248 sq. ft.
Police (personnel) (1.6 officers per 1,000 pop).		3.1
Recreation Land (acres) (30 acres per 1,000 pop)**		59
Fire and Rescue (Emergency Services)		
	-Personnel (one per 500 pop)	3.9
	-Facilities (gross floor area) GFA (.7 sf per pop)	1373 sq. ft.
Sources: <ol style="list-style-type: none"> 1. Maryland Department of Planning – MDP: Municipal Growth Element Model (Smart Growth lot size, underbuild assumptions, school enrollment multipliers, and recreation land demand); 2. Maryland Department of the Environment – MDE: Water and Wastewater Capacity Management Plans (sewer and water gpd demand estimates – 250 gpd per dwelling unit); 3. American Library Association (library facility square footage multiplier); 4. International Association of Police Chiefs and other organizations (personnel multiplier); 5. 2000 U.S. Census for Chestertown (persons per household).based on descending trend in household size); 6. International City Management Association. (fire personnel multiplier); and National Planning Standard (fire facility square footage multiplier). 		

* These impacts do not include demands for service prompted by Commercial /Industrial Development unless noted.

** Recreation land standard represents land provided by State, County, and Town.

Infill residential development within the Town's current corporate limits is estimated to produce 990 additional residential units as shown in Table 4. This includes the estimated 880 residential units on 258.7 acres shown in Table 4 as well as 110 units on smaller lots in scattered locations estimated to represent a total of approximately 25 acres. Gross density anticipated as a result of infill development is 3.5 units per acre, in keeping with "smart growth" development principles. Impacts identified in Table 5 include demands on sewer and water, as well as other public facilities and services such as schools, libraries, police, recreation land demand, and fire and rescue (emergency services) based on total projected dwelling units from infill and redevelopment and corresponding projected population increases.

Potential Future Town Growth within the Town Planning Area

Chestertown's growth will not be limited to areas currently located within the existing corporate limits of the Town. Several locations within the designated Town Planning Area (see Map 002 in the Land Use Plan Element) which are contiguous or proximate to the existing Town boundary have the right to petition for annexation at any time. Town policy is to evaluate any requested annexation on its own merits and to assure growth through annexation is sustainable and does not exceed the capacity of Town infrastructure to support it. Therefore, any annexation will be subject to substantial consideration in keeping with recommended annexation policies identified later in this Element of the Comprehensive plan. Areas that represent potential growth through annexation and are located within the Town's designated "Planning Area" are shown on map 2. These areas, in no particular order, include:

- Deer Tracks, located west of Flatland Road, across from Coventry Farms and consisting of a total of 337.11 acres.
- Northeast Area, located east of MD Route 213, and extending north from the present Town limits to a location north of the intersection of MD Route 213 and Route 297 at Hopewell Corner. This area is in several parcels totaling 178.66 acres.
- The Clark Farm, located west of Town fronting on MD Route 291 (Morgnec Road) and extending westward along 291 to include frontage on portions of Morgan Creek. This is the largest of the areas identified. Total land area of these holdings, located on three existing parcels includes 507.15 acres.
- Route 20 Gateway parcel located on the north side of Route 20 between the Orchard Hill Development and Historic Lauretum.
- The Upriver Extension Area, located along Morgnec Road and East/Northeast of Town, which includes both developed and undeveloped lands. Developed lands, most of which are removed from the Riverfront and located along Morgnec Road include the Brickyard, and a range of Business and Industrial uses including farm equipment dealership, contractor's offices, the County Public Works Department, and SHA offices among others.
- Crestview, and existing development located along Route 213 north of the Town.
- The Ozman tract, located between the current corporate limits and the Clark Farm, consisting of approximately 18 acres.

Estimated development potential through possible future annexation and growth in these seven areas is summarized in Table 6.

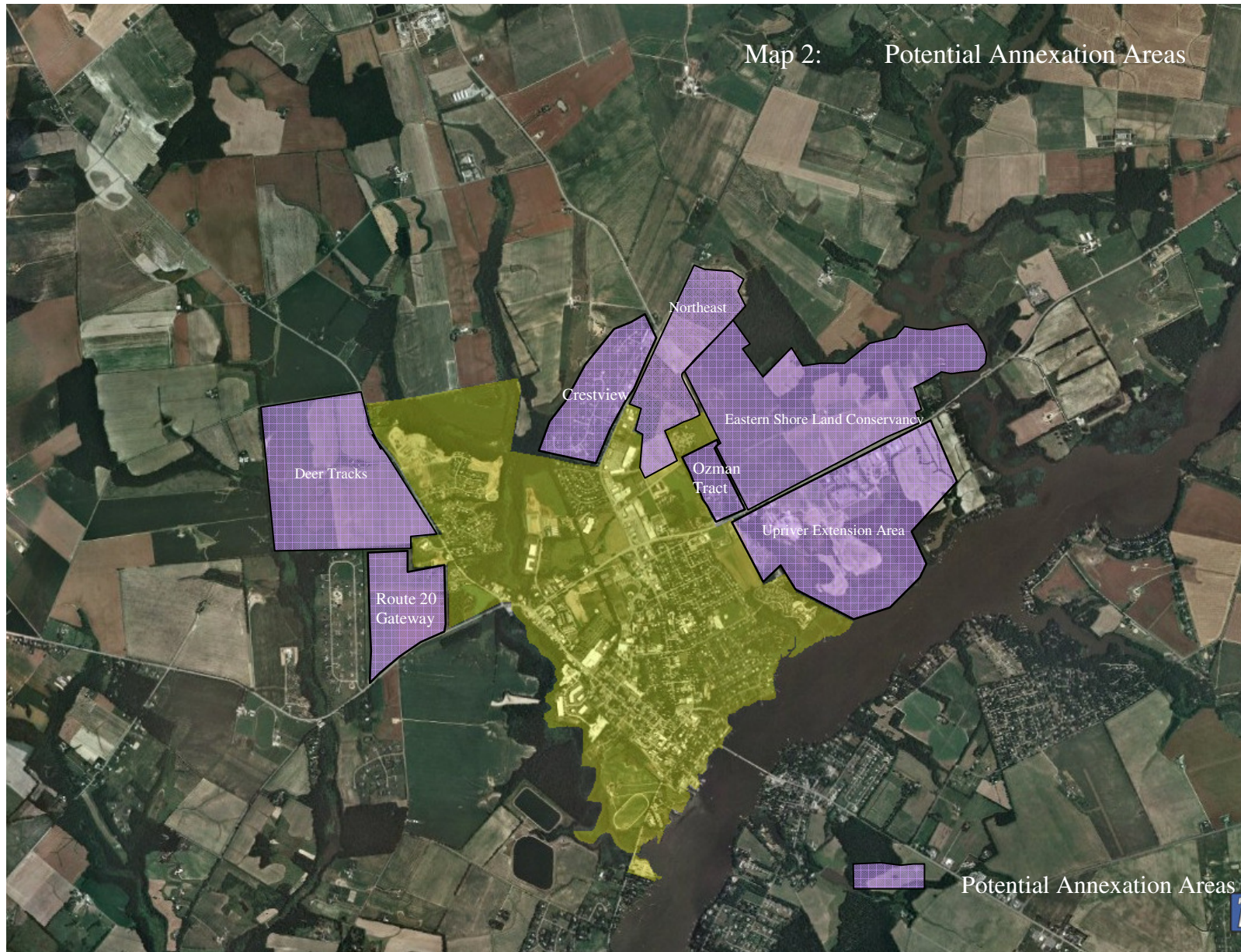


Table 6: Projected growth in residential units through potential annexations		
Candidate Annexation Area	Acres	Estimated Future Residential Units
Deer Tracks	337.11	750
Northeast	178.66	350
Clark Farm	507.15	1,100
Route 20 Gateway parcel	110 (estimated)	200
Upriver extension area	400 (estimated)	180
Crestview	---	No new units (Existing Development)
Ozman Tract	18 (estimated)	20

A portion of the ESLC Holdings located within 1000 feet of Morgan Creek is located in the Chesapeake Bay Critical Area. Likewise, much of the land located in the “Upriver extension Area” shown on Map 2 is also located in the Critical Area. If annexed, development on portions of these properties will likely require the County and Critical Area Commission approval of the award of growth Allocation within the Critical Area, since both area’s are likely designated Resource Conservation Areas (RCA’s) under the County’s Critical Area Program.

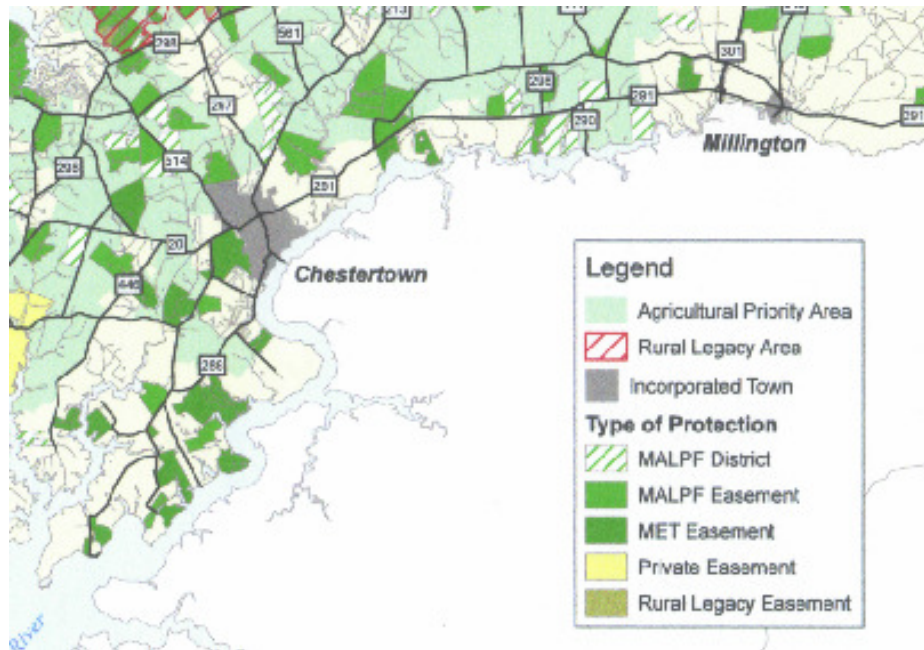
Annexation of more than one or two of these locations in the Chestertown Growth Area is not anticipated within the foreseeable 20 year planning period. However, the Town does anticipate future annexation and development in its more distant future. Chestertown has several reasons in support of the rationale for annexation of these areas at some future point in time including:

- Enabling and requiring Smart Growth densities for new development;
- Protecting the Town’s unique identity by controlling the quality of development occurring in and around the Town;
- Requiring development site design that focuses on “place-making” principles;
- Ensuring natural resource conservation and sensitive areas protection consistent with the recommendations of the Chestertown Comprehensive Plan, including the “Greenbelt” concept;
- Requiring appropriate stormwater Best Management Practices (BMP’s) to enhance and protect water quality in receiving waters;
- Providing additional alternative access to MD Rt. 213 Bypass, a planned modification to the primary County arterial system.
- Assuring appropriate street system, trail and pedestrian connections between the Town and its future growth areas.

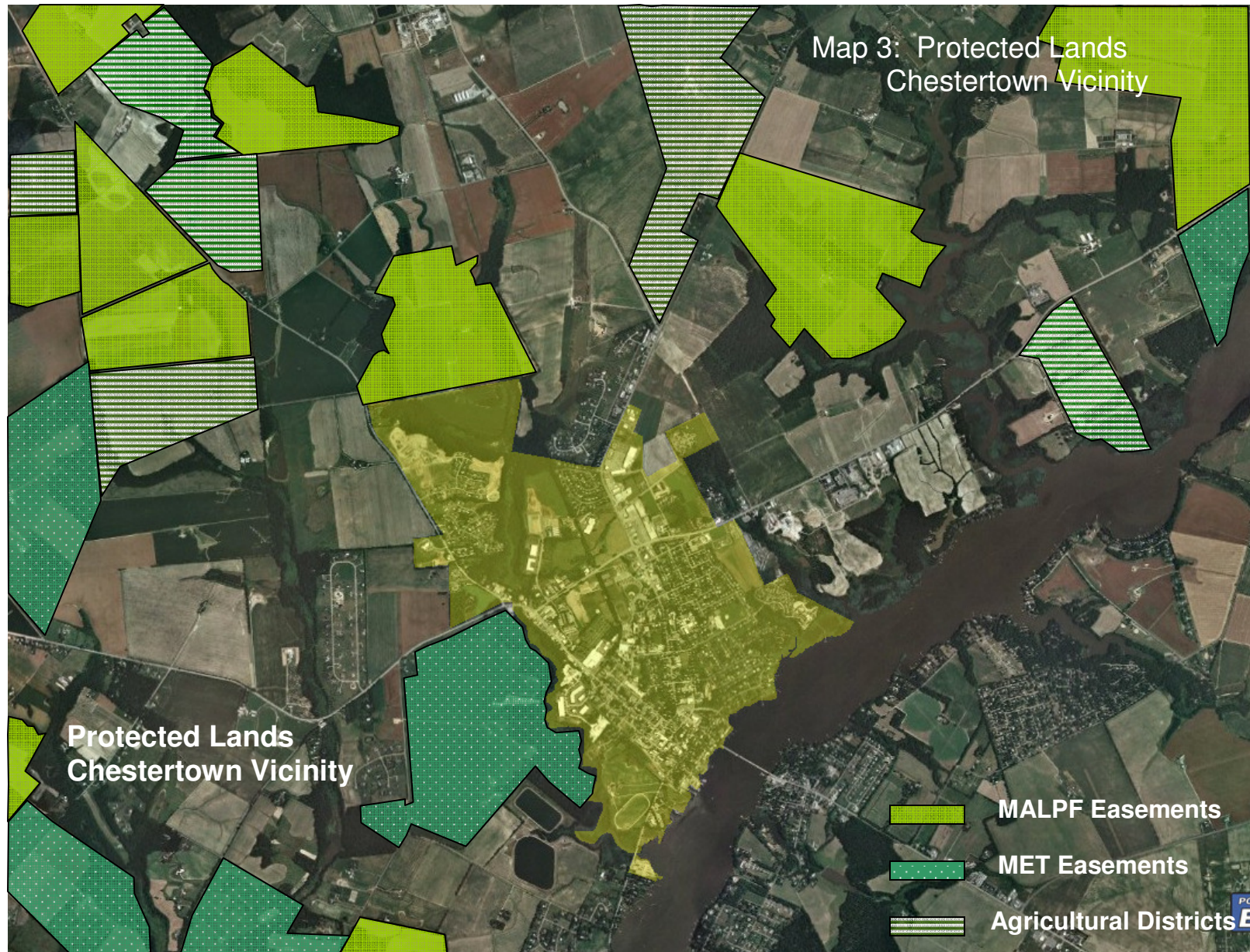
Agricultural Easements

The open agricultural character of adjoining areas defines town edges and offers contrast between developed Town and rural County. From that perspective, preservation of agricultural land and the agriculture economy in the region is viewed as a means of framing the town’s identity within the larger rural County context. From a land use perspective, agricultural easements also restrict future development and changes in land use. These easements are therefore an important consideration and limiting factor in shaping or defining the potential future growth pattern of Chestertown.

As shown on Map 3, two large parcels, immediately adjacent to Town and also shown as easement lands on the “Protected Lands” map in the Kent County Comprehensive Plan serve to contain growth to the north and west of Town. An additional site located north of Town along MD Route 213, shown as a Maryland Agricultural Land Preservation Foundation (MALPF) District, should also be considered a future prospect for land that may be placed under easement. Additional lands designated as “Agricultural Priority Area” by the County, if placed under easement in future years, would establish a greenbelt defining the Town’s edge. The Deer Tracks property, a future candidate for annexation, is one such property designated an Agricultural Priority Area.



Source: Excerpted from “Protected Lands” Map, Kent County Comprehensive Plan, 2006



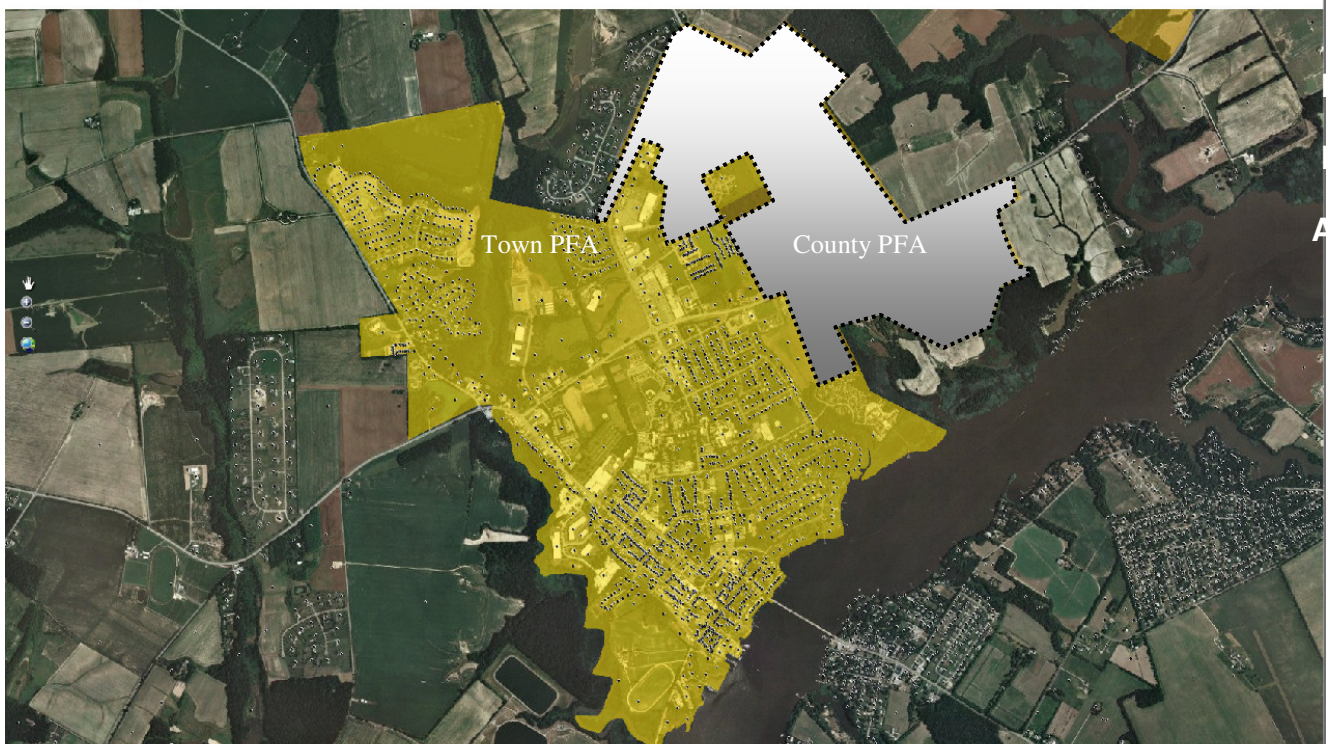
Priority Funding Areas

Chestertown is a designated growth area in Kent County. The region surrounding the Town consists of large agricultural parcels. As noted, several of these parcels are subject to easements held by the Maryland Agricultural Land Preservation Foundation or Maryland Environmental trust. Nevertheless, substantial land area remains available for future municipal growth. According to the Kent County Comprehensive Plan:

"The five incorporated towns of Betterton, Chestertown, Galena, Millington, and Rock Hall are the County's principal residential, commercial, and business centers. These towns are the best locations for future growth and development. The primary goal is to encourage development to occur within the designated growth areas (Village Centers and Town Growth Areas) while preserving the existing character of the communities and their historic and cultural features. Each town has its own independent planning and zoning boards, plans, and ordinances. Given the goal of focusing growth into the towns, the County needs to coordinate and support their efforts to manage growth."

As indicated on Map 4, Chestertown is a "Priority Funding Area" (PFA) within Kent County. The requirement for designating PFAs was established under the 1997 *Neighborhood Conservation and Smart Growth Areas Act* (Smart Growth) and supports the State "Visions" for growth as expressed in the 1992 Planning and Zoning Enabling Act (*Article 66B of the Annotated Code of Maryland*).

Map 4: Current designated Priority Funding Areas, Chestertown and surrounds



PFAs are locally designated areas targeted as eligible for State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The corporate boundaries of Chestertown define the municipal portion of the PFA.

The intent of the State's "Smart Growth" legislation, as well as other recent changes to Maryland laws affecting PFAs, is to marshal the State's financial resources to support growth in existing communities and limit development in agricultural and other resource conservation areas. The designation of new PFAs in the State of Maryland must meet minimum density, water and sewer service and other criteria outlined in the law.

In addition to the Chestertown municipal PFA there is a County designated PFAs located adjacent to the Town in Kent County. These PFAs are shown on Map 4 and are generally located North and East of Town. Total land area in the adjacent County PFA is estimated to total approximately 650 acres.

It is important to note that as of October 2006, new municipal annexations seeking PFA designation must be submitted to the Maryland Department of Planning (MDP) for "PFA Certification." According to MDP, County properties annexed into the Town that currently have PFA status, do not retain such status and do not automatically become PFAs if annexed. The 2004 *Chestertown Comprehensive Plan* highlights the need for improved inter-jurisdictional coordination primarily with Kent County regarding growth.

Several of these areas where future annexation may be considered include properties not currently identified within the certified PFA's. These include property located west of Flatland Road across from Coventry Farms, and additional lands proposed for annexation by the Eastern Shore Land Conservancy west and adjacent to portions of Morgan Creek. These properties and additional lands to the north located east of the Maryland Route 213 corridor should all be included within the certified County PFA adjacent to Town to facilitate any future annexation and development of these sites. The Town should seek official PFA Certification from MDP for these properties. The primary objective is to assure that the land area designation of Town or adjacent County PFA's corresponds to areas the Town may annex in the future.

Prospective Build-out from infill and annexation

Table 7 identifies all expected components of future residential development currently anticipated within Chestertown and the surrounding Planning Area. These components include infill development of 990 units within the current Town limits and the additional residential units attributable to possible future annexations. Non-residential development (commercial or industrial) attributable to both in-town and possible areas to be annexed that should be expected in future years will also be a component of growth and will place demands on infrastructure in future years, but are not shown in Table 7. Figures shown for residential use in annexed areas can only be considered estimates. Actual production of residential units on these properties will be a function of the mix of uses and mix of residential unit types proposed in future plans. The presence or absence of site resources or sensitive environmental features in each location can also be expected to influence residential unit yield on each of these parcels.

Table 7: Estimated Build-out from infill and prospective annexation			
Development Location	Development Type	Estimated acres	Residential units
Town Infill	Residential	258.7	990 units
Deer Tracks	Residential	337.11	750 units
Northeast	Mixed-use	178.66	280 units*
Clark Farm	Mixed-Use	507.15	1,100 units*
Route 20 Gateway parcel	Residential	110	200
Upriver extension area	Mixed-Use	400	180
Crestview	Residential	---	---
Ozman Tract	Residential	18	20
Total	----	1,809.62	3,520 units

* Residential unit production assumes future Mixed-Use development of the Northeast annexation area and Clark Farm lands with some portion of acres shown committed to non-residential (commercial or industrial) uses. Estimates do not reflect the influence that site features may have to limit densities.

As indicated in Table 7, build-out of all properties shown could result in as many as 3,520 additional residential units in Chestertown at some future point in time. Certainly this is not anticipated to occur over the next 20 to 30 years but these estimates do represent an indication of the possible size of Chestertown in a more distant future. Assuming the population per household remains constant over time at 1.98 persons per household, the population could increase by as many as 7,000 new residents at some future point in time, rivaling the current population of the Town of Easton.

The potential impacts of this long term forecast for build-out are difficult to assess. Clearly, current public services and capacities of facilities to support development, presently in place, will not satisfy the demands that will be prompted by such growth. Fortunately, the Town, and County will have over 30 years to plan the expansion of infrastructure and public services to support this long term prospect for build-out as it evolves over time. Nevertheless, it may very likely represent the maximum size of Chestertown some 50 or more years from now, since few remaining areas would be available to support growth through annexation, due in large part, to the Greenbelt around the Town that is forming which will be reinforced with additional easements on lands surrounding the Town over the years.

Assessment of impacts of growth within the 20 year planning period

Table 2 identified a range of potential 20 year growth projections for Chestertown dependent on alternative rates of growth that were considered. This plan element utilizes the Medium growth scenario illustrated in Table 2 as the basis for evaluating potential impacts created by additional demands on public services and facilities required to support growth over the next 20 years. This 20 year projection establishes a realistic time frame to determine demands that can be anticipated within time horizon of this plan.

This growth scenario indicates that the year 2030 population will be approximately 7,031 residents in Chestertown. Assuming, an estimated current population of 4,950 residents this growth scenario will result in 2,081 new residents over the next 20 years. Assuming the average

household size remains constant over the 20 year period, an estimated 1,051 new residential units are forecast. Potential impacts on a range of services and facilities as a result of this residential and population growth are identified in Table 8.

Table 8: Potential Impacts of Forecast Growth on Public Facilities & Services * 2009-2030	
Classification and standard used	Estimated growth in service and facility demands 2009-2030
Total increase in Dwelling Units	1051
Population increase (@ 1.98 per unit	2,081
Sewer (gallons per day) GPD (250 per dwelling unit)	262,750 (302,750 including Commercial and Industrial Development)*
Water (gallons per day) GPD (250 per dwelling unit)	262,750 (302,750 including Commercial and Industrial Development)*
School (new students) (.476 per dwelling unit)	500
-High School (.154 per dwelling unit)	162
-Middle School (.107 per dwelling unit)	112
-Elementary School (.215 per dwelling unit)	226
Library (gross floor area) GFA (.25 sf per unit)	263 sq. ft.
Police (personnel) (1.6 officers per 1,000 pop).	3.3
Recreation Land (acres) (30 acres per 1,000 pop)**	62.4
Fire and Rescue (Emergency Services)***	
-Personnel (one per 500 pop)	4.2
-Facilities (gross floor area) GFA (.7 sf per pop)	1,457 sq. ft.
Sources: <ol style="list-style-type: none"> 1. Maryland Department of Planning – MDP: Municipal Growth Element Model (Smart Growth lot size, underbuild assumptions, school enrollment multipliers, and recreation land demand); 2. Maryland Department of the Environment – MDE: Water and Wastewater Capacity Management Plans (sewer and water gpd demand estimates – 250 gpd per dwelling unit); 3. American Library Association (library facility square footage multiplier); 4. International Association of Police Chiefs and other organizations (personnel multiplier); 5. 2000 U.S. Census for Chestertown for persons per household assumed constant throughout the planning period. 6. International City Management Association. (fire personnel multiplier); and National Planning Standard (fire facility square footage multiplier). 	

* Estimated Sewer and Water demand in GPD's for non-residential uses assumes construction of 400,000 square feet of commercial or industrial space through the 20 year planning period and that demand will be approximately .1 gallon per day per square foot.

** Recreation land standard represents land provided by State, County, and Town.

*** Assessment of demand for Fire and Emergency Services factors only growth in Town population. Actual demands may be greater since services by these providers extend to County areas beyond the Town.

Sewer

The Town wastewater treatment plant (WWTP) is newly constructed in 2008 and utilizes Enhanced nutrient removal (ENR) technology. It can be characterized as an activated sludge plant with effluent denitrification filters and effluent disinfection by chlorination. Effluent is then de-chlorinated, re-aerated and discharged to the Chester River. The plant presently treats an average yearly flow of 723,000 gallons per day (gpd). The treatment facility has a design capacity for treatment of up to 1.5 MGD. The current Maryland Department of Environment permitted design treatment capacity of the plant is 900,000 gpd. With projected growth over the next 20 years, as shown in Table 8, the facility will be required to treat an average yearly flow of 1.025 MGD. This can be accommodated with MDE increasing the permit limits for treatment.

Evaluation of this system conducted recently indicates that components of the treatment facility that may require upgrades during the planning period include the grit chamber (specified to handle approximately 1.1 MGD) and the secondary treatment components that can support up to 1.2 MGD in treatment capacity.

Water

Chestertown's water supply is obtained from 10 wells, 8 in the Aquia-Monmouth Formation and two in the Magothy Formation. Water storage is provided by a 450,000-gallon underground reservoir and one 125,000-gallon elevated storage tank and one 1,000,000-gallon standpipe. Treatment consists of aeration, fluoride treatment, iron removal and sand filtration. The distribution system consists of 12-, 8- and 6-inch mains with two 600-gpm pumps and one 1,200-gpm variable flow pump.

Recent water system upgrades have included a second deep-water well in the Magothy formation, a second treatment facility with green sand filters, a cover for the existing reservoir and an additional covered reservoir.

Current permits issued by MDE allow a daily average water withdrawal of 600,000 gallons from seven wells in the Aquia Aquifer and withdrawal of 375,000 gallons from two wells in the Magothy Aquifer. Total permitted water use for the purpose of water supply granted the Town from MDE's Water Management Administration is 975,000 gallons per day on a yearly basis to the year 2015.

Total average demand presently is approximately 709,000 gallons per day, indicating the present system can support projected growth to the year 2020, but not throughout the entire 20 year planning period. Therefore, the Town will need to work with MDE to secure a new Water Appropriation and Use Permit to permit an increase in average daily withdrawal to support demand beyond the year 2020. This may require a hydrogeologic study to determine the best potential supply sources and drilling a new production well. Recent study of the water system indicates that the water treatment system could provide upwards of 1,872,000 gpd if the sole water source was the Magothy Aquifer. If the Town is unable to secure permits for additional water supply, actions will need to be taken to slow the pace of growth.

Fire and Police Protection

Chestertown has one of the seven volunteer fire companies in Kent County. Firefighting equipment is maintained in good condition and equipment is upgraded, as funds are available. Local volunteers and the Kent-Queen Anne's Rescue Squad provide emergency ambulance services.

Chapter 33, "Fire Companies", of the Code of Public Local Laws of Kent County was amended in 2006 to provide a dedicated source of funding for County Fire Companies and Emergency Services providers. This funding is provided through an appropriation of .0322 per \$100 of the value of the assessable real property as set by the State Department of assessments and Taxation (full-year levy) and is for the use and benefit of the fire companies, ambulance companies, rescue squads, and/or other public safety providers.

The Chestertown Volunteer Fire Company, is located at Philosopher's Terrace and Maple Avenue. As noted in the public facilities element of the Chestertown Comprehensive Plan, the department says it needs to grow. Some way to accommodate that growth must be found if the department is to maintain an adequate level of service for a growing and aging population.

As Chestertown's assessable tax base increases due to population and/or business growth, emergency services funding should correspondingly increase to support the additional demand for services, thus ensuring adequate emergency services and personnel for the future are commensurate with increased population. The Town and County may need to monitor this funding source in the future to assure its adequacy.

Chestertown has a police force that is headquartered in a small historic structure on Cross street. The force has a chief, 10 officers, a civilian and a parking enforcement officer. Equipment needs, including vehicles, are addressed annually through the Town operating budget. Cooperative assistance is also available through the County sheriff's patrol and the Maryland State Police. The police headquarters building is too small and inappropriately located to serve the entire community. A study should be completed to examine the facility as it relates to statewide standards, and to examine the possibility of a new, larger headquarters located elsewhere. Growth implications over the next 20 years as shown in Table 8, suggest the police force may need to expand by as many as 3 additional officers.

Schools

Figures shown in Table 8 indicate Growth in the Town population could generate as many as 500 new students by the year 2030. These standard multipliers, typically used to project future growth in school enrollment can be misleading, particularly when applied to a Town with an average household size of only 1.98 persons per household. Actual estimates, locally derived by the State and County Board of Education project modest declines in school enrollment over the next 10 years.

Kent County owns and maintains Garnett Elementary School, located on Calvert Street. In addition to a "Robert Leathers" playground, the school provides classroom space for about 220 pre-K through fourth grade students. Local School Enrollment projections suggest that

enrollment will decline slightly to around 190 over the next ten years. Accordingly, this school is adequately sized but may need capital funds for major renovations or repairs.

Kent County also owns and maintains Chestertown Middle School, located on Campus Avenue. In addition to ball fields and hard surface courts, the Middle School provides space for about 410 students. Middle School enrollments are projected to decline to just under 300 over the next ten years.

Projections prepared by the Maryland Department of Planning, Planning Data Services as of February 2009 indicate Countywide primary school enrollment (Grades K through 6) is projected to increase by 140 students countywide between 2010 and 2017 while secondary school enrollments is expected to decline from 900 students in 2010 to 830 students countywide by the year 2017. This indicates that modest increases in primary school enrollment may be a Countywide consideration, but such increases are not likely to occur in those schools located in Chestertown.

The old Chestertown High School on Washington Avenue has been converted into office space for the County Board of Education, but the multipurpose play field is still used occasionally for sports events. The Town has expressed an interest in this property should it become available for alternative use in the future.

The Community Facilities Plan Element notes the “The Town should work with the Board of Education to better use playgrounds, to improve landscaping on Board properties and to improve links to the community”. In addition, the Town needs to monitor the impact of growth on school facilities within the Town, including impact on staffing levels in the schools.

Library Services

The Kent County Public Library is funded by the County, and Friends of the Library. Library services have expanded in recent years. The Library offers books, reading materials, records, videotapes, and CD’s and DVD’s to patrons on a loan basis. Internet access is also available. The Kent County Public Library has two meeting rooms at its Chestertown branch, for use by non-profit groups for non-commercial, cultural, informational, educational, intellectual and civic purposes on an as available basis. Demands for additional library space (263 square feet) over the twenty year planning period are modest, but may prompt needs for expansion of facilities near the end of the planning period.

Refuse Collection

Refuse collection services are provided by Chestertown twice a week. Costs for refuse collection and tipping fees were approximately \$179,000.00 per year by 2007. Residents pay for this service through real property taxes. The Town is currently implementing a recycling program and instituting ongoing improvements to reduce the waste stream. As residential growth occurs fees for refuse collection services will need to keep pace with costs of such services.

Parks and Recreation

The Town's recreation areas include Wilmer Park (6.5 acres), Fountain Park (0.9 acres), Court Street Park (0.3 acres) and the recently acquired MD 291 Park (18 acres). Development plans include softball fields, a multipurpose field, an exercise trail and parking. Other recreational programs are available through the use of school playground facilities. The Town's other parks are primarily for passive recreation and include walks and benches.

Town plans also call for conversion of the old rail road line that ends across MD 289 from Wilmer Park to be linked to the park and converted into a hiker-biker trail. This proposal is discussed in greater detail in the Land Use Element and in the Transportation Element. Radcliffe Creek's designation as a canoe trail also provides an additional Town recreation offering that will require access landings in the future

As growth occurs, the demand for an additional 62 acres of parkland will need to be assessed by both Town and County officials to ascertain the need to meet the generally accepted standard of 30 acres of parkland per 1,000 residents. Some portion of demand for this parkland may be provided by the Town as development occurs through mandatory requirements for dedication of recreation lands as a condition of development approval or an alternative requirement for payment of a fee-in-lieu of dedication for use by the Town to purchase land. Some portion of the demand for recreation land should be shared by the County and State, since Chestertown serves as a center for recreation land and facilities that are used by County residents.

Additional Facility Needs

The Town also recognizes that any gain in population will require an equivalent increase in demand for municipal meeting space, Town administrative staff, and demand for municipal services (street repairs, trash collection, etc.). The existing Town Office may prove to be limited in its size to handle some of these functions in the future. The Mayor's new "Climate Protection Agreement" is one of a number of initiatives that can be expected to change Town administrative functions over time.

A review of staffing levels for both administrative and public works employees as well as Town Police Department employees should be conducted periodically (or every five years) to determine adequacy. Expansions to support administrative functions, Town staff, and municipal services can be made and funded as the assessable tax base in the Town expands. In some cases planning for both offices and meeting space should be considered in conjunction with one another to determine the feasibility of satisfying multiple needs under one roof. In others satellite locations for specific functions may prove more efficient or cost-effective.

The Town should also encourage provision of access to high speed internet services throughout the Town and within any properties that may be annexed in the future to support employment from home and to benefit local businesses.

In the future, large-scale developments with significant potential impacts should be required to conduct a fiscal impact analysis to determine if revenues will cover the cost of public services and facilities. If a shortfall is determined, the Town should require a Developer Rights and Responsibilities Agreement (DRRA), that includes offsetting fees, or may enact appropriate impact fees.

Recommendations to prepare for or mitigate the impacts of Growth

Adjustments to designated Priority Funding Areas

The current County designation of priority funding areas adjacent to Chestertown does not include several areas targeted by the Town for future potential annexation. These areas include the properties referenced earlier in this plan element as “Deer Tracks” on the West side of Town and Eastern Shore Land Conservancy holdings located north and east of Town and extending to Morgan Creek.

The Town should work cooperatively with the County and State to have these areas and any others that the Town may consider potential annexation areas in the next few years to secure PFA designation of these areas.

Chesapeake Bay Critical Area Land Classification definitions

Any future Town annexation and development that is proposed within 1,000 feet of tidal waters and is currently located in the County and designated a Resource Conservation Area (RCA) under the terms of the Chesapeake Bay Critical Area Program will require the award of growth allocation to permit development exceeding a density of one residential unit per 20 acres.

A portion of the Clark Farm holdings, located along Morgan Creek, fall within this RCA designation as well as lands along the Chester upriver from the current Town Boundary. At such time as the Town may annex either of these properties, those portions of the site located in the Critical Area may require the award of “growth allocation” to permit “Town-scale” development density. Since portions of these sites in near shore locations may be retained as future greenways or possibly limited to public trail system use, not all such lands may require the award of growth allocation. The Town and property owner should work with the County and State prior to annexation to assure such an award can and will be made at such time as it may be required. Any other areas that may present similar circumstances that are located within the Critical Area should also be given similar consideration and treatment.

Water and Sewer Planning

The Town should develop a plan for accommodating future development while maintaining the highest quality water and sewerage service. Earlier sections of this plan element have noted projected growth will require increases in capacity and investments in Sewer and Water system infrastructure over time. With diminishing prospects for federal and state funding for these services, the Town should develop a capital fund paid for in part by fees on development to build and maintain these systems. This fund should be created by hookup fees for new service, and those fees must be high enough to cover the cost per unit at the central treatment facility. The fund should not be used for operating costs. The Town is currently conducting a Preliminary Needs Analysis for both water and Wastewater Facilities and the results upon completion should form the basis for supporting any needed changes in ready-to-serve fees, connection or hook-up fees or additional fees to offset major capital improvements to these facilities as may be prompted by larger development or annexation proposals.

Greenbelt

Preservation of agricultural land and the agriculture economy in the region is viewed as a means of framing the town's identity within the larger rural County context. In this regard, the Chestertown Comprehensive Plan clearly supports the creation of a greenbelt to distinguish itself in the larger County landscape. From a land use perspective, agricultural easements also restrict future development and changes in land use. As noted earlier, these easements are therefore an important consideration and limiting factor in shaping or defining the potential future growth pattern of Chestertown.

The Town should work with the County cooperatively to assure that future lands placed under easement or the formation of Agricultural Preservation Districts that may lead to MALPF easements in the future do not pre-empt opportunities for expansion of the Town in targeted areas.

It is the clearly the intention of Chestertown to provide a Greenbelt around the Growth Area. The key issue is defining where the growth area ends and the Greenbelt begins, in locations that are mutually acceptable to the Town and County. The County needs to keep in mind that if easements preclude continued sustainable Town growth, then pressures for growth in other less appropriate locations in the County will result over time, and be detrimental to current County Planning policy. By the same token, the Town needs to be re-assured that ample opportunities for long term growth can be realized. Therefore, ongoing County and Town coordination in this regard will be important.

The Greenbelt can also be further supported by the Town through Open Space Development Design in future areas that may be annexed. Development design within the Town's outer edges would be made up of open space lands that would be prevented from development by a variety of means, including dedication of open space, dedicated easements or other land conservation techniques. These lands would be within the corporate limits of the Town in the Growth Area and would be credited in tabulation of the overall gross density permitted on the parcel. Near town portions of the parcel would be permitted to develop at higher "smart growth" densities (3.5 units per acre) in exchange for conservation easements on remaining portions of each parcel that would serve as open space or remain in agricultural use. In this regard they permit the Town to create portions of its own greenbelt within its corporate limits to supplement County easement acquisition efforts and to separate developing areas from potential nuisances associated with farming on County easement lands at the Towns edges. Combinations of low intensity recreation and conservation uses could also be permitted, such as forest conservation programs, passive recreation activities, hiking/biking trails and agricultural uses.

Acquisition of parcels that would make up the Greenbelt could occur over time as part of the development review process by dedication of individual areas of open space. Larger or connecting parcels may be acquired by fee simple purchase by the Town or a land conservancy.

Protection of Sensitive Areas

The ultimate form of the Town of Chestertown at build-out will likely be largely defined by Radcliffe Creek, Morgan Creek and of course the Chester River as it's Eastern, Western and Southern edges respectively. Uses adjacent to these bodies of water should continue to be

buffered to minimize the impact of land disturbances and activity on water quality and wildlife habitat.

This plan element, the plan's Sensitive Areas Element and the plans Water Resources Element all recognize each of these water resources as sensitive areas. The Town's goal is to preserve and enhance its streams and buffers, and it intends to do so by identifying and mapping all perennial and intermittent streams and establishing a minimum 100 foot buffer from each bank; improving stormwater management in developed areas, including use of retrofit to address existing problem areas, and providing incentives for developers constructing new stormwater management structures to address areas that currently do not have such structures.

The Town will continue to prohibit new development within stream buffers and will prohibit alteration of streambeds or stream banks, except for Best Management Practices to reduce erosion or stabilization.

Annexation Policies

Properties designated within the mapped planning area (see Comprehensive plan page 33) will be considered candidate areas eligible for future annexation. This policy includes small properties, where annexations will be undertaken to clarify boundaries, prevent "enclaves," and/or extend service to areas in need of municipal services for health or safety reasons. Larger parcels proposed for annexation will be required to maintain 20% or more of their respective land area in Open Space which may include use for active and passive recreation activities or sustained agricultural use. These large parcels are expected to realize overall densities of less than 3.5 units per acre but would be permitted to cluster development to achieve net densities on developed portions that equal or exceed 3.5 units per acre.

Prior to annexing any land area not included in the Growth and Annexation Plan, the Town will first consider appropriate amendments to this Comprehensive Plan and will follow the procedural requirements for comprehensive plan amendments and annexation established in State law (Articles 66B and 23A), including those of Maryland House Bill 1141. This will ensure that the proposed annexation is consistent with the goals and objectives of this comprehensive plan, that appropriate consideration has been given to the adequacy of public facilities and services, and that County and State agencies are afforded an opportunity to comment on the proceedings. In addition, the following annexation policies will apply to future annexations:

- Proposed annexation areas will be economically self-sufficient and will not result in larger municipal expenditures than anticipated revenues, which would indirectly burden existing Town residents with the costs of services or facilities to support the area annexed.
- The costs of providing roads, utilities, parks, other community services will be borne by those gaining value from such facilities through either income, profits, or participation.
- Specific conditions of annexation will be made legally binding in an executed annexation agreement. Such agreements will address, among other things, consistency with the goals, objectives and recommendations contained in the *Chestertown Comprehensive Plan*, zoning and development expectations, responsibility for appropriate studies, and preliminary agreements concerning responsibilities for the

cost of facilities and services provided by the Town. These preliminary agreements may be further revised in a Developers Rights and Responsibility Agreement (DRRA).

- For annexations involving larger parcels of land, the Town may require appropriate impact studies, including a fiscal impact study and an environmental impact assessment that addresses the potential impact of the proposed annexation and planned development on the environment of the site and surrounding area.
- If considered necessary or appropriate, applicants for annexation shall pay the cost of completing all studies related to expanding capacity of existing public facilities and/or services.

Vision of Chestertown's Future Character

Chestertown is expected to remain a largely residential community with limited employment opportunities locally. The areas around Chestertown are expected to remain agriculturally oriented, due in large part to participation in agricultural preservation programs. Chestertown's insistence on maintaining its small-town character and rural identity as growth occurs over time is clearly stated in the Comprehensive Plan's Executive Summary regarding Land use Planning. To preserve its community character, the Town will insist on high quality in future development, across the board.

The Town's Vision of its future character is best expressed through a number of design principles that are expected to guide all future development. Although they are described on pages 10 and 11 in the Executive Summary of the Comprehensive Plan they may bear repeating in this Municipal Growth Element. They include:

- **Mixed Uses Are Desirable** – The Town wants to maintain a reasonable mix of residential and commercial uses within and near neighborhoods. It does not want to repeat errors of past decades, in which housing was located far from places to shop and work.
- **Natural Features Should Determine Design** – This means all development should be environmentally sensitive and that the natural character of land to be developed should be maintained. Environmentally sensitive development means creating pedestrian-friendly streets, so that people can walk to work or shop.
- **Automobiles Should Not Determine Design** – The Town does not want garages to be the most prominent feature of houses, nor does it want streets that are too wide and huge parking lots that are seas of asphalt. These are mistakes of the past not to be repeated.
- **Ample Open Space Must Be Provided** – This means that every developer must provide significant, usable open space as integral parts of projects and neighborhoods – not afterthoughts. This also means the Town will work to improve existing open space to create green corridors of connected open space.
- **Substantial Landscaping Should Be Incorporated In Design** – This will include a number of approaches, including requiring developers to leave as much existing forest as possible, requiring large, healthy nursery stock, native species, irrigation systems and replacement and maintenance bonds. It will mean treating signage and lighting as landscaping elements and requiring maintenance agreements for care of common areas.

- Architecture Should Reflect Chestertown's Traditional Development – Very simply, new development in the Town should look to the Town's historic core for examples of what to emulate, e.g. scale, size, materials, form and quality. The Town will insist on high quality architectural diversity (not copies of "historic" styles) and will not allow itself to be surrounded by generic residential and commercial development.

Growth occurring around the Town of Chestertown today is expected to maintain a similar appearance to that established in the Town through extended use of a grid street pattern and compatible architectural forms. Recently adopted Design Standards will reinforce the Town's interest in preserving the character of a small, rural town. Future developments within the Growth Area will be expected to flow from these design principles.